

## COUNTY COUNCIL

OF

HARFORD COUNTY, MARYLAND

BILL NO. 81-93Introduced by Councilwoman Risacher and Council President Hardwicke  
at the request of the County Executive

Special

Legislative Day No. 81-35Date November 19, 1981

AN EMERGENCY ACT authorizing and empowering Harford County, Maryland, to issue and sell its industrial development revenue bonds, to be designated "Harford County, Maryland Industrial Development Revenue Bonds (Edgewood Heights Apartments Project), Series B", in a principal amount not to exceed Five Hundred Thousand Dollars (\$500,000) pursuant to the provisions of Section 266A to 266I, inclusive of Article 41 of the Annotated Code of Maryland (1978 Repl. Vol., 1981 Cum. Supp.), as amended, for the sole and exclusive purpose of financing the renovation and improvement of an industrial building in Harford County, Maryland pursuant to the provisions of Section 103(b)(4)(A) of the Internal Revenue Code of 1954, as amended, as provided in this Ordinance; making certain legislative findings among others, concerning the public benefit and purpose of such industrial development revenue bonds; providing that such industrial development bonds (a) shall be payable solely and only from (i) revenue derived from payments by Hab Baker, III, to Harford County, Maryland, on account of such loan, and (ii) any and all monies realized from the sale of the collateral as described herein, and (b) shall not constitute, within the meaning of any constitutional or Charter provision or otherwise, (i) indebtedness of Harford County, Maryland, or of any other political subdivisions, (ii) a charge against the general credit or taxing powers of Harford County, Maryland, or (iii) a capital project under the Charter or local laws

By the Council, November 19, 1981

Introduced, read first time, ordered posted and public hearing scheduled

on: December 15, 1981at: 7:30 P.M.By Order: Angela Markowski, Secretary

## PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on December 15, 1981 and concluded on December 15, 1981.

Angela Markowski, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Bracketed] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. 81-93

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. \_\_\_\_\_

Introduced by \_\_\_\_\_

Legislative Day No. \_\_\_\_\_ Date \_\_\_\_\_

of Harford County, Maryland, or laws of the State of Maryland; authorizing the private (negotiated) sale of such industrial development revenue bonds; prescribing certain details pertaining to such industrial development revenue bonds, including without limitation (a) the amount, date and maturity of such industrial development revenue bonds, (b) the interest rate to be paid on such industrial development revenue bonds, (c) the prepayment provisions, if any, relating to such industrial development revenue bonds, (d) the form and tenor of such industrial development revenue bonds and (e) the terms, conditions and security for such industrial development revenue bonds; and providing for approval by resolution of the Harford County Council of the form and contents and authorizing the execution and delivery of the various documents necessary or appropriate to effectuate the aforementioned sale of industrial development revenue bonds, and any change in the maturity schedule of the bonds, the interest rates payable, redemption feature of the Bonds and the amount of the industrial development revenue bonds to be sold (not exceeding \$500,000); and providing for the method(s) for determining the principal amount of the bonds not exceeding \$500,000, payment dates, maturity schedule, interest rates, prepayment penalties, denomination of bonds and the terms, conditions and security for the bonds including authorization, execution and

By the Council, \_\_\_\_\_

Introduced, read first time, ordered posted and public hearing scheduled

on: \_\_\_\_\_

at: \_\_\_\_\_

By Order: \_\_\_\_\_, Secretary

## PUBLIC HEARING

Having been posted and notice of time and place  
of hearing and title of Bill having been published according to the  
Charter, a public hearing was held on \_\_\_\_\_  
and concluded on \_\_\_\_\_.

\_\_\_\_\_, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
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BILL NO. 81-93

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COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. \_\_\_\_\_

Introduced by \_\_\_\_\_

Legislative Day No. \_\_\_\_\_ Date \_\_\_\_\_

delivery of documents necessary or appropriate in connection with the bonds and/or the security therefor, pursuant to resolution(s) approved by the Harford County Council and generally providing for and determining various matters in connection with the authorization, security, sale, and payment of such industrial development revenue bonds, indicating that this Ordinance has no financial impact on Harford County and further declaring this Ordinance to be an emergency measure.

By the Council, \_\_\_\_\_

Introduced, read first time, ordered posted and public hearing scheduled

on: \_\_\_\_\_

at: \_\_\_\_\_

By Order: \_\_\_\_\_, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on \_\_\_\_\_ and concluded on \_\_\_\_\_.

\_\_\_\_\_, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Bracketed] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. 81-93

ADJUTANT 7 PAGE 297

COUNTY COUNCIL

OF

HARTFORD COUNTY, MARYLAND

BILL NO. 81-93

Special

Legislative Day No. 81-35

Date: November 19, 1981

BE IT ENACTED BY THE COUNTY COUNCIL OF HARTFORD COUNTY MARYLAND, THAT Harford County, Maryland is hereby authorized and empowered to issue and sell its industrial development revenue bonds to be designated "Harford County, Maryland Industrial Development Revenue Bonds (Edgewood Heights Apartments Project), Series B", in the principal amount not exceeding Five Hundred Thousand Dollars (\$500,000), pursuant to the provisions of the Annotated Code of Maryland (1978 Repl. Vol, 1981 Cum. Supp.), as amended, in order to loan the proceeds thereof to Nab Baker, III, an individual residing in Hampton, Virginia ("Industrial Concern"), for the sole and exclusive purpose of financing the renovation and improvement by the Industrial Concern of an Industrial building in Harford County, Maryland, as provided in this Ordinance; making certain legislative findings, among others, concerning the public benefit and purpose of such industrial development revenue bonds; providing that such industrial development revenue bonds (a) shall be payable solely and only from (i) revenues derived from payments by the Industrial Concern to Harford County, Maryland, (ii) any and all monies realized from the sale of collateral and (iii) any other funds available for such purpose and (b) shall not ever constitute, within the meaning of any constitutional or charter provision or otherwise, (i) an indebtedness of Harford County, Maryland or of any other political subdivision (ii) a charge against the general credit or taxing powers of Harford County, Maryland; authorizing the private (negotiated) sale of such industrial development

1 revenue bonds; prescribing certain details pertaining to such  
2 industrial development revenue bonds, including (without limita-  
3 tion) (a) that the amount, dates and maturity schedule of such  
4 industrial development revenue bonds, the interest rate to be paid  
5 on such industrial development revenue bonds, the prepayment  
6 penalty provisions, if any, relating to such industrial develop-  
7 ment revenue bonds, the denomination of the bonds, the terms,  
8 conditions and security for such industrial development revenue  
9 bonds, including the authorization, execution and delivery of  
10 the various documents necessary or appropriate in connection with  
11 such industrial development revenue bonds shall be approved by  
12 resolution of the Harford County Council, and (b) the form and  
13 tenor of such industrial development revenue bonds; and generally  
14 providing for and determining various matters in connection with  
15 authorization, issuance, security, sale and payment of such  
16 industrial development revenue bonds; and providing for the  
17 method(s) for determining the principal amount of the bonds not  
18 exceeding \$500,000, payment dates, maturity schedules, interest  
19 rates, prepayment penalties, denomination of bonds and the terms,  
20 conditions and security for the bonds including authorization,  
21 execution and delivery of documents necessary or appropriate in  
22 connection with the bonds and/or the security therefor, pursuant  
23 to resolution(s) approved by the Harford County Council.

#### RECITALS

25 Sections 266A to 266I, inclusive, of Article 41 of the  
26 Annotated Code of Maryland (1978 Repl. Vol., 1981 Cum. Supp.)  
27 as amended, (the "Act") empower all the Counties and Municipal-  
28 ities of the State of Maryland to issue revenue bonds and to  
29 loan the proceeds of sale of such revenue bonds to an industrial  
30 concern to finance the acquisition (as defined in the Act) by  
31 such industrial concern of industrial buildings (as defined in  
32 the Act). The Act declares it to be the legislative purpose to

1 relieve conditions of unemployment in the State, to encourage  
2 the increase of industry and a balanced economy in the  
3 State, to assist in the retention of existing industry in  
4 the State through the control, reduction or abatement of  
5 pollution of the environment (where the proceeds of bonds are  
6 used for that purpose), to promote economic development, to  
7 promote natural resources and, in this manner, to promote the  
8 health, welfare and safety of the residents of each of the  
9 Counties and Municipalities of the State of Maryland.

10 Harford County, Maryland (the "County") has determined  
11 to issue and sell its Harford County, Maryland Industrial  
12 Development Bonds (Edgewood Heights Apartments Project), Series  
13 B, in an amount not exceeding \$500,000 (the "Bonds") and to loan  
14 (the "Loan") the proceeds of the Bonds to the Industrial Concern,  
15 an industrial concern within the meaning of the Act, on the  
16 terms and conditions set forth in agreements to be entered into  
17 by and between the County, the Industrial Concern and others  
18 (the "Agreements"), as provided by this Ordinance and in  
19 resolutions to be passed from time to time by the County Council  
20 of Harford County, Maryland in order to finance the improvement  
21 and renovation (an "acquisition" within the meaning of the Act)  
22 of a certain industrial building (the "Industrial Building") and  
23 thereby relieve conditions of unemployment in the State of Mary-  
24 land and in Harford County, Maryland and thus encourage economic  
25 development and protect the health, welfare and safety of the  
26 citizens of the State of Maryland and Harford County, Maryland.

27 The Bonds will be sold at private (negotiated) sale  
28 to a purchaser ("Purchaser") to be approved by resolution of  
29 the Harford County Council.

30 The Industrial Concern will execute and deliver or  
31 cause to be executed and delivered (a) a deed of trust and/or  
32 an assignment and security agreement conveying the Industrial

1 Building as security for the Loan (b) such other Agreements  
2 as may be necessary or appropriate to accomplish the foregoing  
3 and/or to provide security for the purchasers of the Bonds and  
4 to indicate that the issuance and sale of the Bonds and the  
5 execution and delivery of the Agreements are to be without any  
6 liability of any kind on the part of the County.

7 The County received a letter of intent from the  
8 Owner dated October 12, 1981 (the "Letter of Intent"),  
9 requesting the County to participate in the financing of  
10 the renovation and improvement of the Industrial Building in  
11 an amount not to exceed \$500,000. The Letter of Intent was  
12 approved by the County Council of Harford County, Maryland  
13 (the "County Council") by Resolution Number 51-81, adopted on  
14 October 13, 1981, subject to the adoption of this Ordinance.

15 NOW, THEREFORE, in accordance with the terms and  
16 provisions of the Act and the Charter of Harford County, Maryland:

17 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF  
18 HARFORD COUNTY, MARYLAND that, acting pursuant to the Act,  
19 it is hereby found and determined as follows:

20 1. The issuance and sale of the Bonds by the County  
21 in order to lend the proceeds thereof to the Industrial Concern  
22 pursuant to the Act for the sole and exclusive purpose of  
23 financing the renovation and improvement of the Industrial  
24 Building (within the meaning of the Act) will facilitate and  
25 expedite such renovation and improvement of the Industrial Build-  
26 ing by the Owner. The Industrial Building will consist of the  
27 Edgewood Heights Apartments Complex containing land (described  
28 in Exhibit 1) improved by one-story, concrete block residential  
29 apartments, a 14,000 square foot building used as a maintenance  
30 facility, and open space to be developed to provide an  
31 additional 250 units of new multi-family housing. The proceeds  
32 of sale of the Bonds shall be used exclusively for the renovation

1 and improvement of the Industrial Building as set forth in  
2 Exhibit 2 or for such other purposes as may be approved by  
3 administrative resolution of the Harford County Council

4 2. The financing of the renovation and improvement  
5 of the Industrial Building as provided in this Ordinance will  
6 promote the declared legislative purposes of the Act by (a)  
7 sustaining jobs and employment, thus relieving conditions of  
8 unemployment in the State of Maryland and in Harford County,  
9 Maryland; (b) encouraging the increase of industry and a  
10 balanced economy in the State of Maryland and in Harford  
11 County, Maryland; (c) assisting in the retention of existing  
12 industry in the State of Maryland and in Harford County,  
13 Maryland; (d) promoting economic development; and (e) promoting  
14 the health, welfare and safety of the residents of Harford  
15 County, Maryland and in the State of Maryland; and it is further  
16 declared that an emergency exists in the County with respect to  
17 a need for housing for persons of low or moderate income and a  
18 need to increase economic and industrial development.

19 3. It is in the best interests of the citizens of  
20 the County to finance the renovation and improvement of the  
21 Industrial Building by a loan to the Industrial Concern.

22 4. Neither the Bonds nor the interest thereon will  
23 constitute (a) a general obligation of the County or (b) a  
24 charge against or pledge of the general credit or taxing  
25 powers of the County within the meaning of the Constitution  
26 of Maryland or any constitutional, statutory or charter  
27 provision or limitation, and neither shall ever constitute  
28 or give rise to any pecuniary liability on the part of the  
29 County. The principal of and interest on the Bonds shall be  
30 payable from and secured by (a) an assignment of the revenues  
31 realized and the collateral pledged, under the Loan Agreement;  
32 and (b) such other Agreements as may be necessary or appropriate.

1 The principal amount of the Loan and the repayments to be made  
2 by the Industrial Concern pursuant to the Loan Agreement author-  
3 ized will be paid directly to the purchaser of the Bonds. No  
4 such monies will be commingled with the County's funds or will  
5 be subject to the absolute control of the County, but only to  
6 such limited supervision and checks as are deemed necessary  
7 or desirable by the County to insure that the proceeds of  
8 the Bonds are used to accomplish the public purpose of the Act  
9 and this Ordinance. The transactions authorized hereby do not  
10 constitute the acquisition of property for public use or the  
11 purchase of equipment for public use. The public purposes  
12 expressed in the Act are to be achieved by facilitating the  
13 renovation and improvement of the Industrial Building by the  
14 Industrial Concern.

15 5. The security for the Bonds shall be solely and  
16 exclusively (a) the absolute, irrevocable and unconditional  
17 obligation of the Industrial Concern to make the payments  
18 required by the Loan Agreement and (b) monies realized from  
19 any and all collateral (including the Industrial Building)  
20 pledged as security for the Loan.

21 6. None of the receipts and revenues of the County  
22 from the Bonds or the Agreements shall be set aside as a  
23 depreciation account (as described in the Act).

24 7. The best interest of the County will be served  
25 by selling the Bonds to the purchaser approved by administrative  
26 resolution of the Harford County Council at private (negotiated)  
27 sale, as authorized by the Act, upon the terms and conditions  
28 approved by the County as set forth in this Ordinance.

29 SECTION 2. BE IT FURTHER ENACTED BY THE COUNTY  
30 COUNCIL OF HARFORD COUNTY, MARYLAND that subject to the  
31 provisions of this Ordinance, the County is authorized and  
32 empowered, pursuant to the Act, to issue and sell its Harford

1 County, Maryland Industrial Development Revenue Bonds (Edgewood  
2 Heights Apartments Project), Series B, in a principal amount not  
3 to exceed Five Hundred Thousand Dollars (\$500,000), such Bonds  
4 to be solely and exclusively payable from revenue derived by  
5 the County from payments on the Loan by the Industrial Concern,  
6 and secured as provided herein. The Bonds shall be designated  
7 "Harford County, Maryland Industrial Development Revenue Bonds  
8 (Edgewood Heights Apartments Project) Series B", shall bear  
9 interest and be payable as provided in subsequent administrative  
10 resolutions approved by the Harford County Council, and shall be  
11 in substantially the form as may be approved by administrative  
12 resolutions of the Harford County Council.

13 SECTION 3. BE IT FURTHER ENACTED BY THE COUNTY  
14 COUNCIL OF HARFORD COUNTY, MARYLAND that, in consideration  
15 of the purchase and acceptance of the Bonds by those who  
16 shall hold the same from time to time, (i) this Ordinance  
17 shall be deemed to be and shall constitute a contract between  
18 the County and the holder from time to time of the Bonds; and  
19 (ii) the agreements described herein and the covenants to be  
20 performed by or on behalf of the County shall be for the benefit,  
21 protection and security of the holder of the Bonds.

22 SECTION 4. BE IT FURTHER ENACTED BY THE COUNTY  
23 COUNCIL OF HARFORD COUNTY, MARYLAND that, simultaneously  
24 with the issuance and sale of the Bonds, the County will,  
25 pursuant to the terms of the Agreements and the Act, cause  
26 the proceeds of sale thereof to be applied to the renovation  
27 and improvement of the Industrial Building in accordance with  
28 the provisions of the Act, this Ordinance and agreements to be  
29 approved by the Resolutions.

30 The proceeds of the Bonds shall be advanced as  
31 provided in the Agreements and, in order to insure that such  
32 proceeds will be used for the purposes set forth in the Act,

1 the County shall cause such proceeds to be deposited with a  
2 Trustee (the "Trustee"), and as provided in the Agreements,  
3 the Trustee may hold, invest and disburse such proceeds as  
4 herein and in the Agreements provided.

5 SECTION 5. BE IT FURTHER ENACTED BY THE COUNTY  
6 COUNCIL OF HARFORD COUNTY, MARYLAND that, the County covenants  
7 that it will promptly pay the principal of and interest on the  
8 Bonds and premium, if any, at the place, on the dates and in  
9 the manner provided in this Ordinance and in the Bonds according  
10 to their true intent and meaning; provided that the Bonds,  
11 together with interest thereon, shall be the limited obligation  
12 of the County payable solely from the monies derived from (a)  
13 the Agreements and the sale of any collateral pledged thereunder,  
14 and (b) all other security referred to in this Ordinance, and  
15 shall be a valid claim of the holder thereof only against such  
16 monies, which monies shall be used for no other purpose than  
17 to pay the principal of and interest on the Bonds and expenses  
18 authorized by the Act (except as may be otherwise expressly  
19 authorized in this Ordinance). Neither the Bonds nor the  
20 interest payable thereon shall ever constitute an indebtedness  
21 or a charge against the general credit or taxing powers of the  
22 County within the meaning of any constitutional or charter  
23 provision or statutory limitation and neither shall ever  
24 constitute or give rise to any pecuniary liability of the  
25 County.

26 SECTION 6. BE IT FURTHER ENACTED BY THE COUNTY  
27 COUNCIL OF HARFORD COUNTY, MARYLAND that, payment of the Bonds  
28 and the interest thereon shall be made to the holder(s) of the  
29 Bonds or their agents at the address to be set forth in the  
30 Agreements; in immediately available funds. Interest on the  
31 Bonds shall be calculated on the basis of a 360-day year factor  
32 to be applied to actual days elapsed. If any principal and/or

1 interest payment on the Bonds falls due on a Saturday, Sunday  
2 or public holiday at the place of payment thereof, then such date  
3 shall be extended to the next succeeding full banking day at such  
4 place.

5 When the principal of and interest on the Bonds shall  
6 have been fully paid, the Bonds shall forthwith be surrendered  
7 to the Bond Registrar for cancellation.

8 SECTION 7. BE IT FURTHER ENACTED BY THE COUNTY  
9 COUNCIL OF HARFORD COUNTY, MARYLAND that, the Bonds shall be  
10 registered as to both principal and interest.

11 The Bonds shall be in the denomination of One Thousand  
12 Dollars (\$1,000) each or in such other denomination as may be  
13 approved in the Resolution(s) adopted by the Harford County  
14 Council.

15 SECTION 8. BE IT FURTHER ENACTED BY THE COUNTY  
16 COUNCIL OF HARFORD COUNTY, MARYLAND that, the County intends  
17 to assist in the financing of the Industrial Building for the  
18 Industrial Concern in an amount not to exceed Five Hundred  
19 Thousand Dollars (\$500,000) as described generally in the Letter  
20 of Intent, by authorizing the issuance and sale of the Bonds  
21 pursuant to the Act, and by using the proceeds thereof for  
22 the purposes described in this Ordinance and in the Agreements  
23 for financing of the renovation and improvement of the Industrial  
24 Building, including the Loan Agreement and other documents as may  
25 be approved by Resolutions adopted by the Harford County Council,  
26 the Bond to be secured solely as hereinabove provided in this  
27 Ordinance. The Ordinance is adopted as a material inducement  
28 to the Industrial Concern to renovate and improve the Industrial  
29 Building.

30 SECTION 9. BE IT FURTHER ENACTED BY THE COUNTY  
31 COUNCIL OF HARFORD COUNTY, MARYLAND that, the execution and  
32 delivery of the Bonds, the Agreements, and all other documents

1 necessary to evidence and secure the Bonds and the Agreements  
2 are hereby authorized. The Bonds and other Agreements shall  
3 be executed on behalf of the County by the County Executive  
4 of the County by his signature, and the corporate seal of  
5 the County shall be impressed or otherwise reproduced thereon  
6 and attested by the Director of Administration of the County  
7 by his manual signature. In case any officer whose signature  
8 shall appear on the Bonds or any of the aforesaid documents  
9 shall cease to be such officer before the delivery of the Bonds  
10 or any of the other documents aforesaid, such signature shall  
11 nevertheless be valid and sufficient for all purposes, the  
12 same as if such officer had remained in office until delivery.  
13 The County Executive, the Director of Administration and other  
14 officials of the County shall do all such acts and things and  
15 execute such supporting documents and certificates as may be  
16 necessary to carry out and comply with the provisions hereof.  
17 Before the execution and delivery of the Bonds by the County  
18 Executive the County shall have received a certificate signed  
19 by the Purchaser and satisfactory to counsel for the County  
20 stating that (a) the Purchaser has purchased the Bond as a  
21 commercial investment and not with a view to redistribute the  
22 same to the general public, and (b) the Purchaser has not relied  
23 upon the County or its agents for or received from the County  
24 or its agents any information concerning the financial  
25 condition of other information of Nab Baker, III.

26 SECTION 10. BE IT FURTHER ENACTED BY THE COUNTY  
27 COUNCIL OF HARFORD COUNTY, MARYLAND that, the provisions of  
28 this Ordinance are severable, and if any provision, sentence,  
29 clause, section or part thereof is held illegal, invalid or  
30 unconstitutional or inapplicable to any person or circumstances,  
31 such illegality, invalidity, unconstitutionality or  
32 inapplicability shall not affect or impair any of the remaining

1 provisions, sentences, clauses, sections, or parts of this  
2 Ordinance or their application to other persons or circumstances.  
3 It is hereby declared to be the legislative intent that this  
4 Ordinance would have been passed if such illegal, invalid or  
5 unconstitutional provisions, sentence, clause, section or part  
6 had not been included herein, and if the person or circumstances  
7 to which this Ordinance or any part hereof are inapplicable had  
8 been specifically exempted herefrom.

9 SECTION 11. BE IT FURTHER ENACTED BY THE COUNTY  
10 COUNCIL OF HARFORD COUNTY, MARYLAND that, the County Council  
11 of Harford County, Maryland, by administrative resolution, may  
12 change the amount of Bonds to be sold but not in excess of  
13 Five Hundred Thousand Dollars (\$500,000), provide for the  
14 maturity schedule of the Bonds, the interest payable on the Bonds,  
15 the date of the Bonds, the dates of payment of interest and  
16 principal on the Bonds, provide for prepayment provisions with  
17 respect to payment of the Bonds prior to their maturity and  
18 provide for the execution of any and all agreements necessary  
19 or appropriate to accomplish the issuance and sale of the Bonds,  
20 in the manner herein described or in any other manner consistent  
21 with Sections 266A to 266I, inclusive, of Article 41 of the  
22 Annotated Code of Maryland (1978 Repl. Vol., 1981 Cum. Supp.),  
23 so long as the County has no pecuniary liability with respect  
24 to the payment of principal and interest on the Bonds.

25 SECTION 12. BE IT FURTHER ENACTED BY THE COUNTY  
26 COUNCIL OF HARFORD COUNTY, MARYLAND that, all expenses of  
27 the County, including the expenses of private attorneys employed  
28 by the County in connection with the issuance and sale of the  
29 Bonds shall be paid by the Industrial Concern.

30 SECTION 13. BE IT FURTHER ENACTED BY THE COUNTY  
31 COUNCIL OF HARFORD COUNTY, MARYLAND that, the Industrial  
32 Building and the sale of the Bonds therefor shall not constitute

1 a capital project within the meaning of the Harford County  
2 Charter or Code.

3 SECTION 14. BE IT FURTHER ENACTED BY THE COUNTY  
4 COUNCIL OF HARFORD COUNTY, MARYLAND that the Industrial Concern  
5 shall pay or make arrangements for the payment of any taxes,  
6 assessments or charges which may be lawfully levied, assessed  
7 or charged against the Industrial Building and the land under-  
8 lying the Industrial Building, or, in the event such charge  
9 may not be made due to ownership of legal title by the County,  
10 the Industrial Concern agrees to make payments to or make  
11 arrangements for the payment to the County of amounts equal to  
12 taxes which the County would otherwise have the right to assess.

13 SECTION 15. BE IT FURTHER ENACTED BY THE COUNTY  
14 COUNCIL OF HARFORD COUNTY, MARYLAND that, an appropriate  
15 indemnity, defense and hold harmless agreement shall be executed  
16 by the Industrial Concern, in form and substance satisfactory  
17 to counsel for the County, as provided in the Letter of Intent  
18 prior to the issuance of the Bonds.

19 SECTION 16. BE IT FURTHER ENACTED BY THE COUNTY  
20 COUNCIL OF HARFORD COUNTY, MARYLAND that, the Bonds, when issued,  
21 shall be executed in the name of Harford County, Maryland, by  
22 the facsimile or manual signature of the County Executive of  
23 Harford County, Maryland and a facsimile of the corporate seal  
24 of the County shall be imprinted on each of the Bonds attested  
25 by the manual signature of the Director of Administration of  
26 Harford County. The facsimiles of said signature and said seal  
27 shall be engraved, printed or lithographed on each of the Bonds  
28 in accordance with and pursuant to the authority of Section 13-18,  
29 inclusive, of Article 31 of the Annotated Code of Maryland  
30 (1976 Repl. Vol., 1981 Supp.).

31 SECTION 17. BE IT FURTHER ENACTED BY THE COUNTY  
32 COUNCIL OF HARFORD COUNTY, MARYLAND that, the Bonds must be

1 issued and sold within six (6) months from the date on which  
2 this Ordinance becomes law; provided, however, that the County  
3 Council after a showing of good cause after a public hearing  
4 held before the County Council prior to or after the expiration  
5 of such six (6) month period, may extend the period during  
6 which the Bonds may be issued and sold for such additional  
7 terms not to exceed six (6) months from the date on which the  
8 first six (6) month period expired. The County Council, in its  
9 sole discretion, shall determine the sufficiency, or lack  
10 thereof, of the reasons presented for any requested extension  
11 of the six (6) month period. If an extension is granted,  
12 notice of such extension and the reasons therefor must be sent  
13 to the County Executive. If the Bonds are not issued and sold  
14 within said six (6) month period or any approved extension thereof,  
15 the authority provided in this Ordinance for the County to issue  
16 and sell the Bonds shall expire.

17 SECTION 18. BE IT FURTHER ENACTED BY THE COUNTY  
18 COUNCIL OF HARFORD COUNTY, MARYLAND that, this Ordinance has  
19 no financial impact on Harford County, Maryland and, therefore,  
20 there is no requirement for a fiscal impact note.

21 SECTION 19. BE IT FURTHER ENACTED BY THE COUNTY  
22 COUNCIL OF HARFORD COUNTY, MARYLAND that, this Ordinance is  
23 declared to be an emergency measure affecting the public health,  
24 safety or welfare, as found and determined in Section 1 of this  
25 Ordinance and shall take effect on the date it becomes law.

26 EFFECTIVE: January 6, 1982

27 The Secretary of the Council  
28 does hereby certify that fifteen  
29 (15) copies of this Bill are  
30 immediately available for  
31 distribution to the public and  
32 the press.

*Angela Markowski*  
Secretary

BOOK 7 PAGE 310

EXHIBIT 1Property Description

All those lots or parcels containing approximately 46 acres, owned by Richard E. Rudolph, located on Trimble Road in Edgewood, Maryland, First Election District, Harford County, Maryland, as shown outlined by metes and bounds on a plat entitled "Existing Roads of New Edgewood Heights" dated January 21, 1963, prepared by Frederick Ward Associates, Inc. and recorded among the Land Records of Harford County in Plat Book G.R.G. 13, folio 99.

Being all of the land described in and conveyed by a deed dated February 1, 1971, from Richard E. Rudolph Enterprises, Inc. to Richard E. Rudolph and recorded among the Land Records of Harford County at Liber H.D.C. 877, folio 409.

At closing of the sale of Edgewood Apartments, \$500,000.00 will be funded from bonds issued by Harford County and sold to a private lender. The \$500,000.00 will be used by Mr. Baker to accomplish repairs and buy equipment as set out below.

To be accomplished by Harford County:

The government of Harford County, Maryland will resurface the streets interior to the southern portion of the project as it presently exists, and install curb and gutter and sidewalks.

To be accomplished by Mr. Baker:

Exterior Repairs and Replacements:

1. Roofing: Replace roll roofing with shingles; repair other roofs as necessary; replace roof sheathing as required.
2. Exterior Carpentry:
  - a. Repair and replace fascia boards, soffitts, rake boards and gable woodwork as required.
  - b. Replace wooden steps with concrete steps.
  - c. Replace window and door moldings and/or door units and window units as required.
3. Exterior Walls:
  - a. Sandblast exterior walls, to be able to apply stucco.
  - b. Apply stucco in skp-trowel pattern. "Block-bond" or similar material will be used for stucco, to remedy structural defects caused by cracking.
  - c. Paint buildings in pastel colors, varying colors from building to building, match with roof color where possible.
  - d. Paint exterior moldings a contrasting color.
4. Install gutters and downspouts.
5. Install visqueen ground cover under all buildings built on a crawl space.
6. Install crawl space access doors.
7. Crumbling lintels will be replaced in conjunction with stucco applications.

Interior Repairs and Replacements:

In Mr. Baker's judgement, interior repairs and replacements (with the exception of electrical work and floor repairs) should be secondary to exterior repairs and replacements and grounds work as the interiors of most of the units have been maintained in fair to good condition by Mr. Rudolph over the years. The balance of the \$500,000 after

required exterior work and grounds work will be used for interior repairs and replacements to the extent possible.

1. Electrical work: Replace present 30-ampere services with 100-ampere services in all units except 1-bedroom units, which will have 60-amp services. Surface-mounted outlets will be replaced with flush-mounted outlets. Each apartment will have outlets for an electric stove, electric water heater and exterior heat pump unit installed. Overtime, as the various components need replacing they will be replaced as follows:
  - gas space heaters: replace with through the wall heat pump units, providing heating and air conditioning for tenants at reduced cost.
  - cook stove: replace with drop-in electric range w/ continuous clean ovens.
  - water heaters: replace with electric water heaters w/ timers.

#### Discussion of 1.:

As the various elements are replaced, the tenants will bear the increased utility costs as the changeover is made from gas to electricity. However, this will not result in an increased housing expense in real dollars for the tenants, as rents will be adjusted downward to reflect the increased utility costs. The changeover will actually allow a decrease in real dollar housing expense, because the heat pump and electric water heaters will be more efficient than the existing equipment. An added bonus for the tenants will be cleaner air, more usable floor space, and reduced fire hazard.

2. Floor replacement: Some of the floor structures in the crawl space buildings must be replaced. Replacement floors will be #2 SYP with  $\frac{1}{2}$  plywood and particle board overlay. Wood in contact with masonry will be salt-treated.

3. Cabinets and sinks: One of the main shortcomings of the apartments is the lack of cabinet space. As possible within budget, existing cabinet and sink units would be replaced with formica cabinets and double-bowl stainless steel sinks with a disposal and spray unit, with formica counter tops.

4. Other interior work: Other interior work will be accomplished as possible within a budget of \$500,000.00.

#### Grounds Work:

The appearance of the grounds at Edgewood Heights Apartments requires major improvements. Curb and gutter and street resurfacing will help tremendously. Trash container locations should be consolidated to fewer locations, and larger containers should be used. The containers should be screened with fencing as much as possible.

The present grounds maintenance policy produces a seedy, patch-work appearance, because each tenant is responsible for his own yard. Some keep it up, some don't, and the mowing is done on an irregular basis. Instead, the owner's maintenance men should do all mowing. Weedeaters should be used extensively, to eliminate the unsightly weeds that now infest every spot adjacent to vertical surfaces.

A playground area should be provided, to concentrate more of the play activity away from lawn areas, to give the grass more of a chance to grow. There is adequate land area for such a purpose.

Presently, there is a drainage ditch which runs through a central-park-like area. Mr. Baker proposes to dig a shallow, irregularly-shaped pond which will be kept filled by run-off, and surround it with

benches and picnic tables. The park and the play area will provide a modicum of amenities for the tenants.

Depending on the costs of other improvements, it may be possible to install a basketball court, and a tennis court, although these would have lowest priority.

The ground contour should be reshaped in some locations to provide for better drainage away from the buildings. Reshaping the contour will also assist in grass replanting where required, and will help in directing runoff to the pond.

#### Demolition

A large part of the existing warehouse buildings will be demolished. The use of the balance of the buildings will consolidate as follows:

1. Maintenance facilities-consolidate into one building, sell off unnecessary inventory, get rid of trash. The building selected will be as far as possible from the residential area.
2. Rental Office-Eliminate the present location and provide an attractive, well-furnished model apartment near the front entrance to the project. The model apartment will provide living quarters for the resident manager and will also double as the rental office.
3. Laundry Facility-A clean well-lighted laundry facility will be provided in one of the present warehouse buildings. The laundry facility will include washers, dryers, laundry sinks, tables and chairs, and dollar bill changers.

BY THE COUNCIL

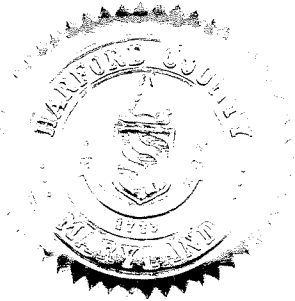
Read the third time, BILL NO. 81-93

Passed LSD 81-38 (December 15, 1981) ~~XXXXXXXXXXXXXXXXXXXX~~~~Failed of Passage~~

By order

Angela Markowski, Secretary

Sealed with the County Seal and presented to the County Executive  
for his approval this 16th day of December, 1981  
at 3:00 o'clock P.M.

Angela Markowski, Secretary

BY THE EXECUTIVE

APPROVED:

Thomas George  
County ExecutiveDate 10/8/81

BY THE COUNCIL

This Bill (No. 81-93), having been approved by the Executive  
and returned to the Council, becomes law on January 6, 1982.

Angela Markowski, Secretary

Rec'd & Recorded 4/26 1982 at 2:00 P. M.  
100 Folio 244 & examined per  
H. Douglas Chilcoat, Clerk, Harford Co.

EFFECTIVE DATE: January 6, 1982